

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

BUILDING BOARD

Tuesday, May 3, 2016 * 5:30 PM * Park View Room

AGENDA

1. Roll Call

Documents: 050316 BBmemo.pdf

2. Review and act on meeting minutes dated April 19, 2016.

Documents: BB041916dm.pdf

3. Review and act on a request by Dan and Cathy Radler at 670 Florence Drive for landscaping.

Documents: 670 Florence Drive - Landscape Plans.pdf

4. Review and act on a request by Edward and Pamela Quebbeman at 695 Park Circle for an addition (deck).

Documents: 695 Park Circle - Deck Plans and Survey.pdf, 695 Park Circle - Railing.pdf

5. Review and act on a request by Jack and Maribeth Lynch at 12600 W. Stephen Place for a pool and fence.

Documents: 12600 Stephen Place - Photos.pdf, 12600 Stephen Place - Pool.pdf, 12600 Stephen Place - Survey.pdf

6. Review and act on a request by Thomas and Dana Witter at 2140 Elm Tree Road for a fence.

Documents: 2140 Elm Tree Rd.pdf

7. Other Business

8. Adjournment

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice

Memo

To: Building Board
From: Carey Nelson, Administrative Assistant
Date: April 28, 2016
Re: Review of Agenda for Tuesday – May 3, 2016

Item 3. Review and act on a request by Dan and Cathy Radler at 670 Florence Drive for landscaping.

Applicants are requesting approval of landscaping plans. The landscaping approval is the final approval needed for the new home. Plans for the new home were previously approved at the December 15 Building Board meeting but the landscaping plans had not been completed at that time. Please see the enclosed landscape plans. A final plan review will be available on Tuesday.

Item 4. Review and act on a request by Edward and Pamela Quebbeman at 695 Park Circle for an addition (deck)

Applicants are requesting approval of a deck. Proposed deck is located on the East side of the home and is a replacement of the existing deck. Materials will be available at the meeting. Please see the enclosed deck plans.

Item 5. Review and act on a request by Jack and Maribeth Lynch at 12600 W. Stephen Place for a pool and fence replacement.

The applicants are requesting approval of an in ground pool replacement and fence. The proposed pool is located on the North side of the home and meets the lots required setbacks and impervious surface requirements. Please see the enclosed plans.

Item 6. Review and act on a request by Thomas and Dana Witter at 2140 Elm Tree Road for a fence.

The applicants are requesting approval of a new privacy fence. The new fence would be located on the East, North and West sides of the property with two gates on the south side on either side of the home. The applicants are requesting approval for a privacy fence along the north property line adjacent to North Avenue. Privacy fences are allowed when conditions warrant after a public hearing and a determination of need by the Building Board. The remaining fence is in compliance with the existing fence ordinance. Please see the enclosed plans.

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD

**BUILDING BOARD
MEETING MINUTES
Tuesday, April 19, 2016**

Meeting was called to order at 5:30 p.m. by Mr. Olson.

1. Roll Call.

Present: Mr. Olson, Mr. Matola, Mr. Schoenecker, Mr. Wollersheim, Mr. Domaszek, Mr. Janusz, Mr. Riebesehl, and Ms. Steindorf

Absent: Mr. Liechty (excused)

Also Present: Mr. De Angelis, Mr. Griffiths, Ms. Nelson, and Applicants

2. Review and act on meeting minutes dated April 6, 2016.

Mr. Schoenecker stated that on page two, item five, second paragraph, the second sentence is missing a word. Mr. Olson stated that the word “add” should be inserted so the sentence reads “they would like to add them.”

Mr. Wollersheim motioned and Mr. Matola seconded to approve the meeting minutes as amended. Motion carried 8-0.

Mr. Liechty joined the meeting at 5:32 p.m.

3. Review and act on a request by Brian and Sherri Kelsey at 1655 Sunset Drive for an alteration.

Jody Ryg from Renaissance Design & Renovation was present before the board.

Mr. Schoenecker asked if the shakes would be stained or painted. Mr. Ryg stated that they will be painted to a weathered look.

Mr. Schoenecker asked about shingle material and color. Mr. Ryg stated they will be black dimensional asphalt shingles.

Mr. Schoenecker asked about the lighting on the front entrance. Mr. Ryg stated that they will use can lights between the posts and a decorative light hanging in the center.

Mr. Liechty asked if they had planned on making any changes to the West and South elevations. Mr. Ryg stated that Indian Hills is requiring that the South gable match the North gable and that the siding will be all shake siding and will be the same color.

Mr. Wollersheim asked about the color palette. Mr. Ryg stated that the siding will be gray and the roof will be black.

Mr. Liechty asked if the brackets under the bow window were being eliminated. Mr. Ryg said that they are not.

Mr. Matola asked if they will be using the six panel windows shown in the 3D rendering. Mr. Ryg said yes, they will be casement windows with a wide mid rail to emulate double hung.

Mr. Liechty asked if they will be putting in a square transom window above the front door. Mr. Ryg said yes.

Mr. Wollersheim asked about the width of the columns. Mr. Ryg stated they will be finished at nine inches.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

4. Review and act on a request by Eric and Julie Sullivan at 1040 Woodland Avenue for an addition (deck).

Eric Sullivan was present before the board.

Mr. Liechty asked about the deck skirting. Mr. Sullivan stated that the skirting will not be solid. There will be space between the vertical 1x4s to create air flow.

Mr. Matola asked about the deck color. Mr. Sullivan stated the deck will be gray and the skirting will be white to match the trim on the home.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 9-0.

5. Review and act on a request by Nick and Debby Pfeffer at 14805 Watertown Plank Road for an addition.

Matt Krier from Design Group 3 was present before the board.

Mr. Liechty asked if they will be matching the material and color to the existing house. Mr. Krier said yes.

Mr. Schoenecker asked if the staircase would be changed. Mr. Krier said that yes, the stone staircase will be reworked.

Mr. Wollersheim asked why there was a clip on the roof line of the garage. Mr. Olson stated that it seems out of place in the design. Mr. Wollersheim added that the front elevation was all gable ends. Mr. Olson asked if they could change that clip to a gable. Mr. Krier said yes.

Mr. Liechty asked about any drainage issues on the property. Mr. Krier stated that the garage is located at the lowest level of the property and currently there is a functioning French drain that does not connect with the sewer. Mr. Krier stated that they will be adding rain water control with downspouts to redirect the water to the East.

Mr. Liechty asked about impervious area. Mr. Griffiths said that he believe it meets ordinance requirements. Mr. Domaszek stated that the plans did not indicated any calculations. Mr. Griffiths stated that they will need to provide the baseline calculations.

Mr. Matola asked if a variance was granted. Mr. Griffiths said yes, at four feet into the side yard. Mr. Domaszek asked what the rationale behind granting the variance was. Mr. Griffiths stated that it was a drainage issue. Mr. Krier also stated that topography was the issue.

Mr. Liechty expressed concern again about drainage issues and suggested that they consider added a sump pump. Mr. Krier stated that they will look into it.

Mr. Wollersheim asked Mr. Krier to confirm that the homeowners would be willing to change the clipped roof. Mr. Krier said yes.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans with the condition that the gable would be added. Motion carried 9-0.

6. Review and act on a request by James and Linda Beckley at 1850 Fairfax Drive for a new home.

James Beckley, Linda Beckley, Jean Kwarciany, and David Montguire were present before the board.

Mr. Wollersheim stated that the new design looks very nice and the stone breaks up the wall. Mr. Matola also added that the front of the home looks better with more contrast between the stone and the siding.

Mr. Wollersheim asked to confirm that the design changes were removing some of the stone from the front and wrapping it around the right side. Ms. Beckley said yes.

Mr. Wollersheim also asked about the window on the left elevation. Mr. Beckley stated that they have changed the design to two windows.

Mr. Matola stated that it would also look nice to wrap the stone the back of the house. Mr. Wollersheim said that if they had enough stone it would be ideal to bring it around to the back elevation.

Mr. Liechty motioned and Mr. Matola seconded to approve plans as submitted. Motion carried 9-0.

7. Review and act on a request by Neal and Mindy Harmelink at 1825 San Fernando Drive for a new home.

Pat Seegers from Ascent Builders and Neal Harmelink were present before the board.

Review of Architecture and Design

Mr. Seegers presented colors and materials.

Mr. Griffiths asked if they had selected decking and railing materials. Mr. Seegers stated that the decking will be dry ply mesh and concrete membrane and that they will probably use aluminum posts with cable wire for the railing.

Mr. Griffiths asked if the Chapter 30 permit had been granted. Mr. Seegers stated not yet but they anticipate receiving it within the next week.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans as submitted. Motion carried 9-0.

Review of Site Plan and Grading

Mr. Wollersheim asked about the three to one slopes. Mr. Seegers said that they can be adjusted to four to one.

Mr. Liechty stated the Ruckert & Mielke letter said the drainage goes to Underwood Creek and asked if the drainage will be taken down to the road. Mr. Seegers said that the front downspouts will go down to the road.

Mr. Matola asked if the front of the home faces San Fernando Drive. Mr. Griffiths said yes and added that the lot is a unique shape and is not a traditional corner lot. Mr. De Angelis added that the location of the home on the property will allow it to sit in proportion with the neighboring houses.

Mr. Liechty motioned to approve the proposed location of the house. This motion was then withdrawn.

Mr. Griffiths asked if the proposed home would be lower than the farmhouse that is located there now. Mr. Seegers said it is one foot lower.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve siting, location, and elevation as submitted. Motion carried 9-0.

8. Other Business

Mr. Griffiths thanked the board and stated that the Village is currently interviewing candidates for his replacement.

Mr. Olson and the members of the board wished Mr. Griffiths good luck in his new position.

9. Adjournment

Mr. Liechty motioned and Mr. Wollersheim seconded to adjourn the meeting. Motion carried 9-0.

Meeting adjourned at 6:18 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant

DRAFT

- LANDSCAPE ARCHITECTURE
- DESIGN & CONSTRUCTION
- LANDSCAPE MAINTENANCE
- TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.
 Wauwatosa, WI 53226

Phone: 414-258-5525
 Fax: 414-258-9739

hawkslandscape.com
 info@hawkslandscape.com

RADLER RESIDENCE

670 FLORENCE DR - VILLAGE OF ELM GROVE, WI

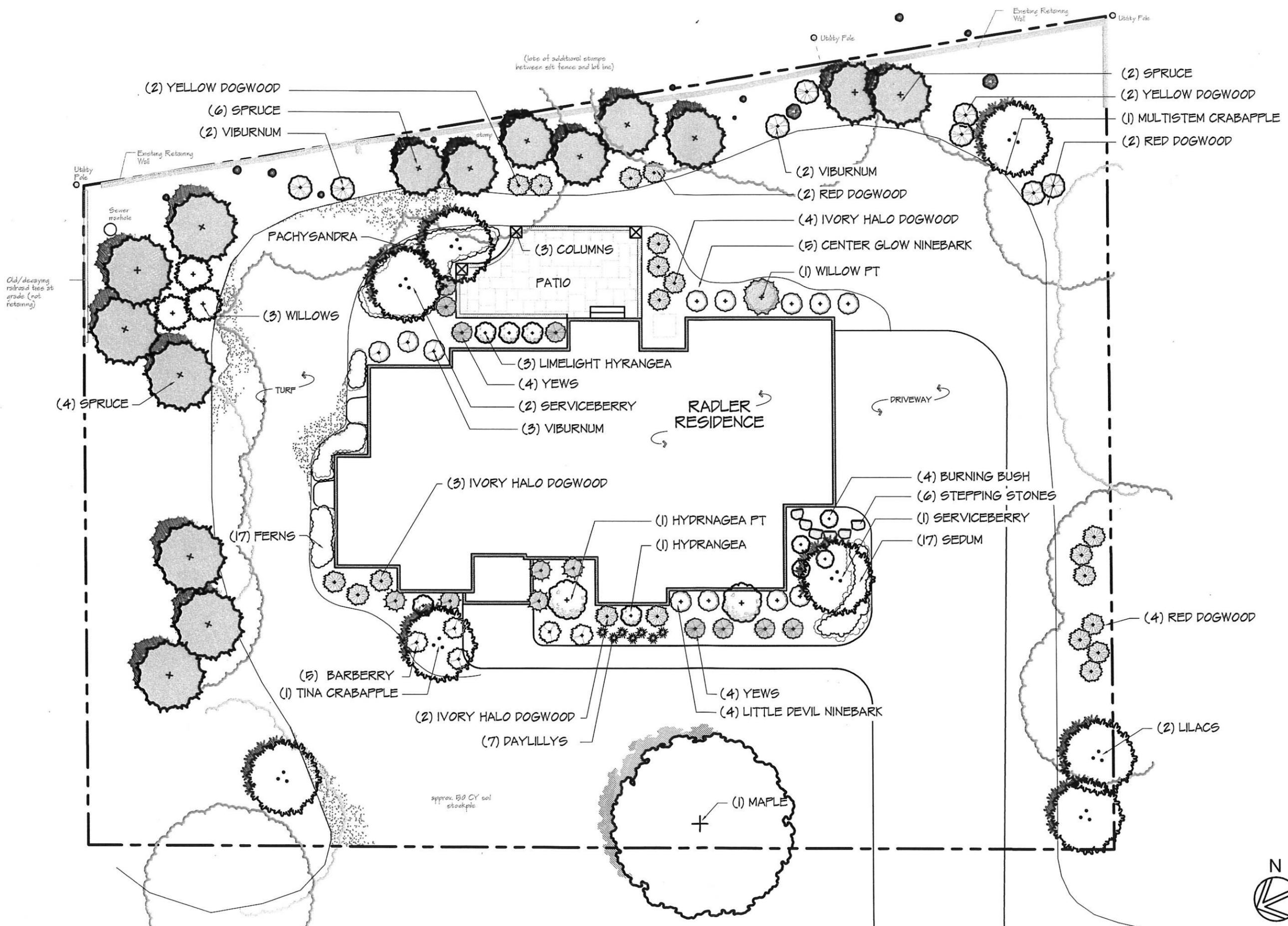
This plan is the property of Hawks Landscape and cannot be used without written permission.

AMY WILLARD
 Designed By
 4/18/2016
 Date
 1/16" = 1'
 Scale

Revisions:

Date:	By:	Description:

Sheet #: 1 of 1
 Project: RADLER



(2) YELLOW DOGWOOD
 (6) SPRUCE
 (2) VIBURNUM

(2) SPRUCE
 (2) YELLOW DOGWOOD
 (1) MULTISTEM CRABAPPLE
 (2) RED DOGWOOD

(2) VIBURNUM
 (2) RED DOGWOOD
 (4) IVORY HALO DOGWOOD
 (5) CENTER GLOW NINEBARK
 (1) WILLOW PT

FACHYSANDRA
 (3) COLUMNS
 PATIO
 (3) WILLOWS
 (3) LIMELIGHT HYRANGEA
 (4) YEWS
 (2) SERVICEBERRY
 (3) VIBURNUM

RADLER RESIDENCE

DRIVEWAY

(3) IVORY HALO DOGWOOD

(4) BURNING BUSH
 (6) STEPPING STONES
 (1) SERVICEBERRY
 (17) SEDUM

(17) FERNS

(1) HYDRNAGEA PT
 (1) HYDRANGEA

(4) RED DOGWOOD

(5) BARBERRY
 (1) TINA CRABAPPLE

(4) YEWS
 (4) LITTLE DEVIL NINEBARK

(2) LILACS

(2) IVORY HALO DOGWOOD
 (7) DAYLILYS

(1) MAPLE

approx. 50 CY soil stockpile

Old/decaying railroad ties at grade (not retaining)

(lots of additional stumps between silt fence and lot line)

Existing Retaining Wall

Existing Retaining Wall

Utility Pole

Utility Pole

Utility Pole

TURF

copy

DR. EDWARD J. PAM QUEBEMAN
695 PARK CIRCLE
ELEM GROVE, WI. 53122

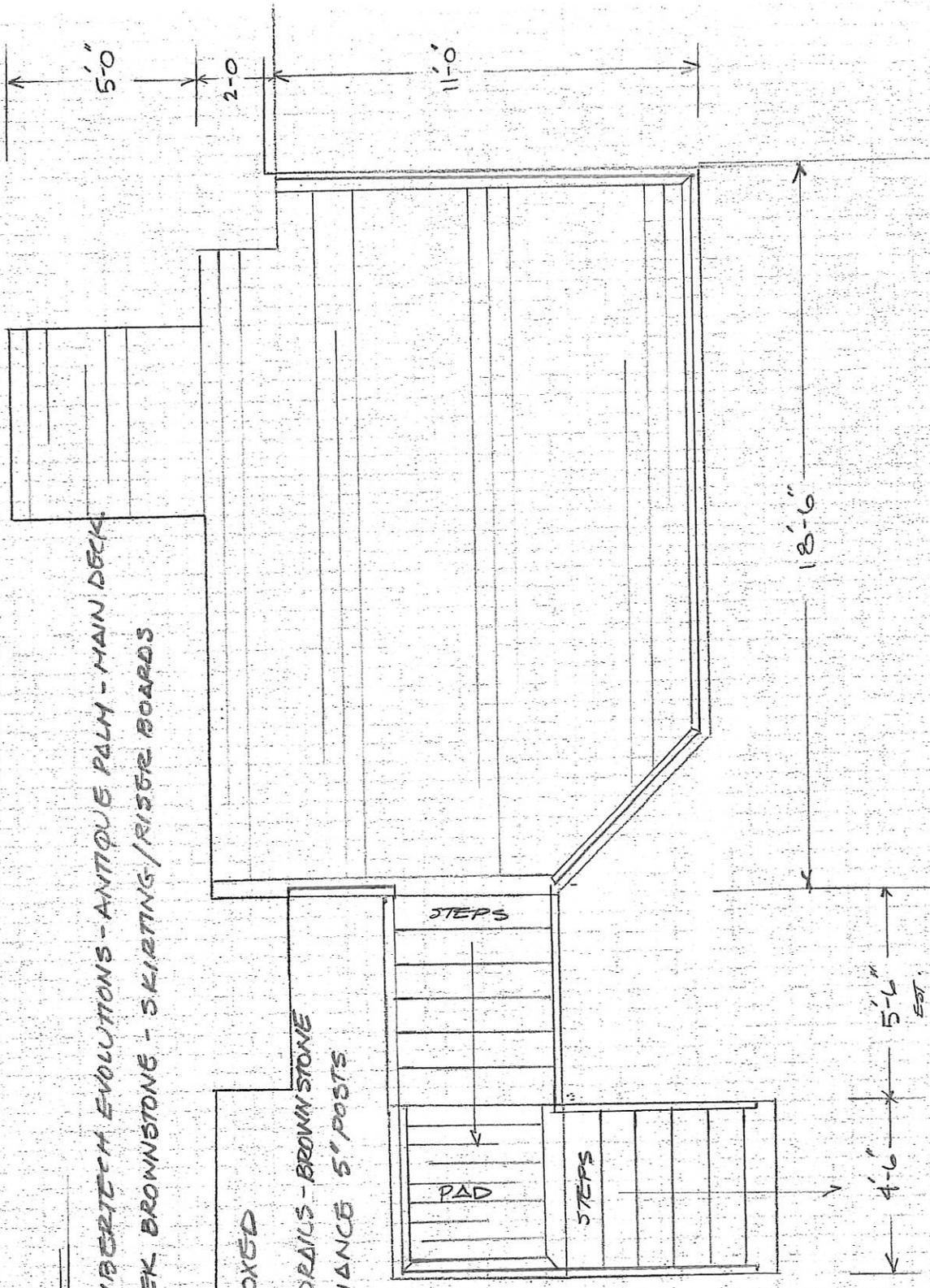
FINISH VIEW

270 SQFT UPPER - TIMBERTECH EVOLUTIONS - ANTOUPE PALM - MAIN DECK
AZEK BROWNSTONE - SKIRTING / RISER BOARDS

4'-6" STAIRCASE - BOXED

AZEK PREMIERE HANDRAILS - BROWNSTONE
W/ TIMBERTECH RADIANCE 5" POSTS

BLACK TEXTURED
BALUSTERS - ROUND
W/ ACCENT BOOTS 4'-4"



SCALE
1/4" = 1'-0"
JAP 11/15

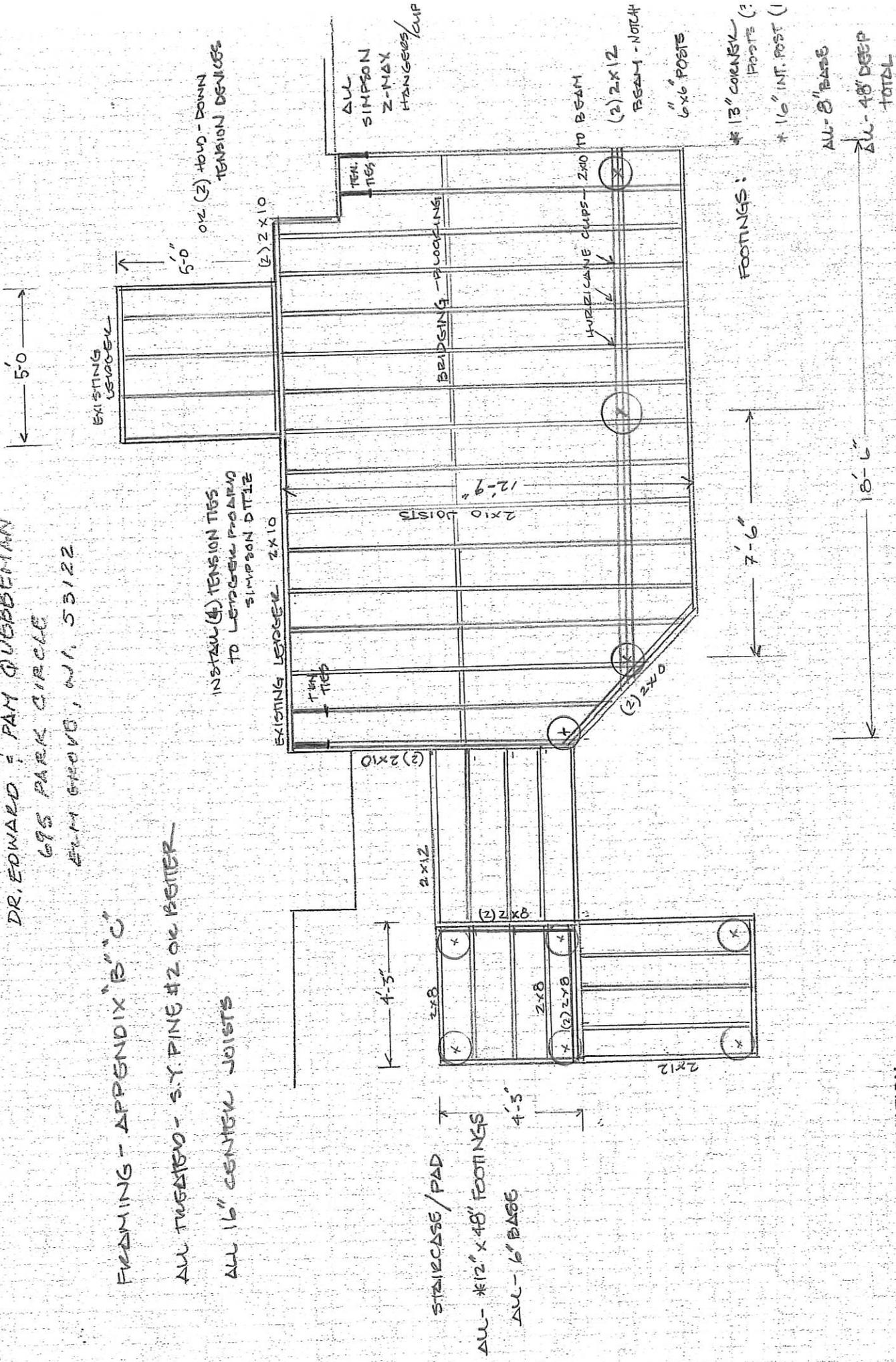
THE PRINT & INFORMATION
CONTAINED HEREON IS A
CONFIDENTIAL DISCLOSURE, THE
SUBJECT MATTER OF WHICH IS
THE PROPERTY OF
VALLEY OF WISCONSIN, LLC

DR. EDWARD & PAM QUEBBEMAN
 695 PARK CIRCLE
 ELM GROVE, WI. 53122

FRAMING - APPENDIX "B" "C"

ALL TREATED - S.Y. PINE #2 OR BETTER

ALL 16" CENTER JOISTS



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 THE PROPERTY OF
 VALLEY OF WISCONSIN, LLC

SCALE
 1/4" = 1'-0"
 JAP 11/15

WISCONSIN

SCALE
1" = 20'



PARK

CIRCLE

OUTLOT 2
BLOCK 15

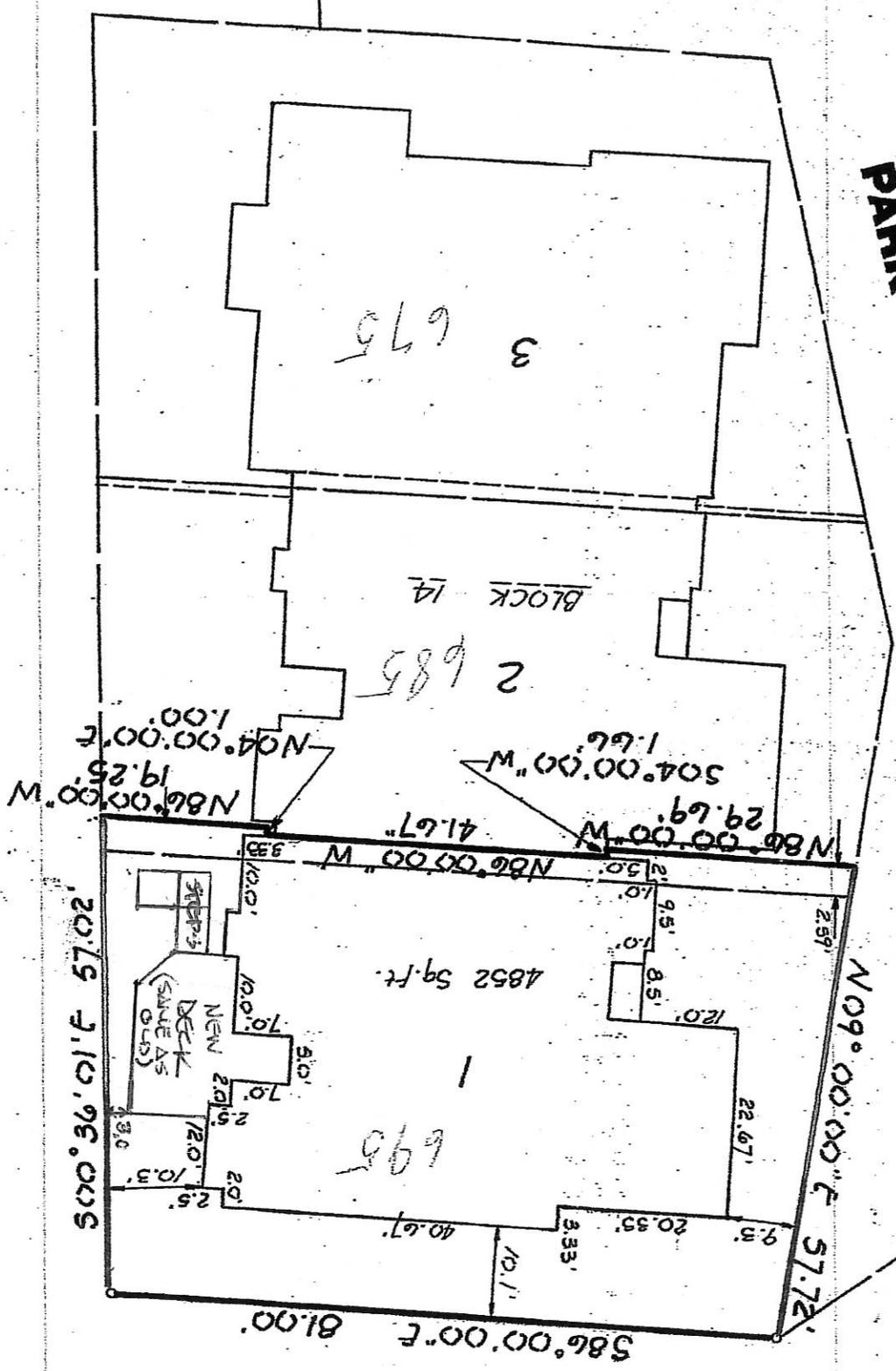
OUTLOT 3
BLOCK 15

o indicates 2" x 30" iron pipe weighing 3.65 lbs. per lineal foot.
All other lot corners are staked with 1" x 24" iron pipe weighing 1.13 lbs. per lineal foot.

LEGAL DESCRIPTION: SEE ATTACHED SHEET 2 OF 2

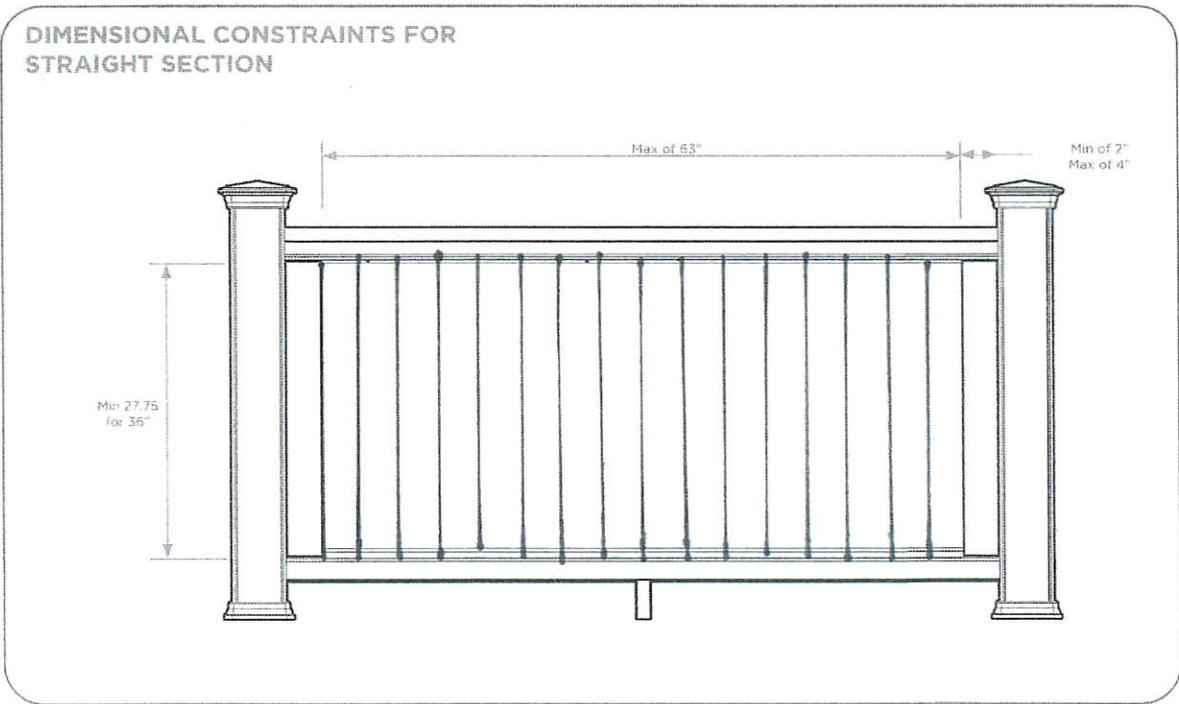
PLAT OF SURVEY

695



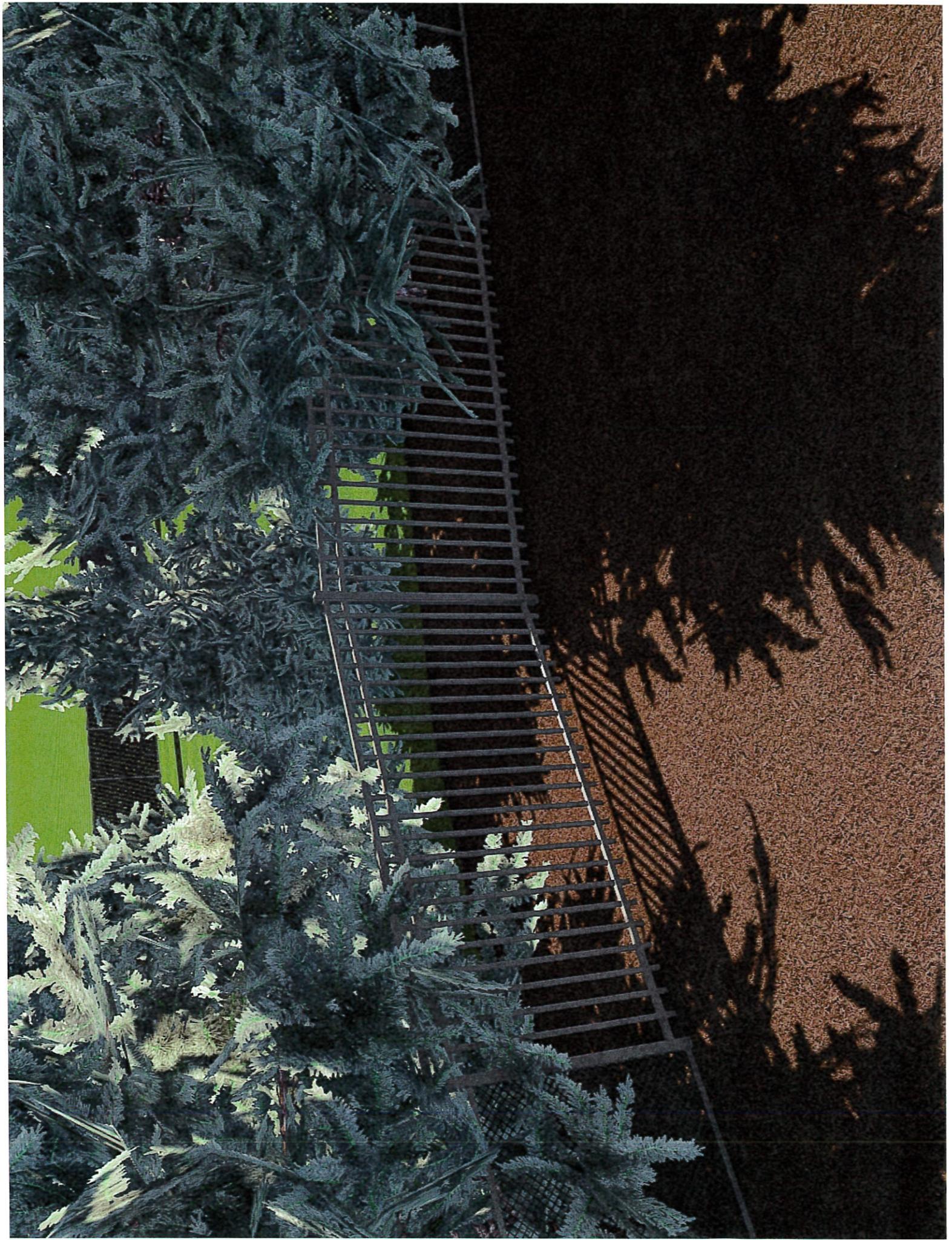


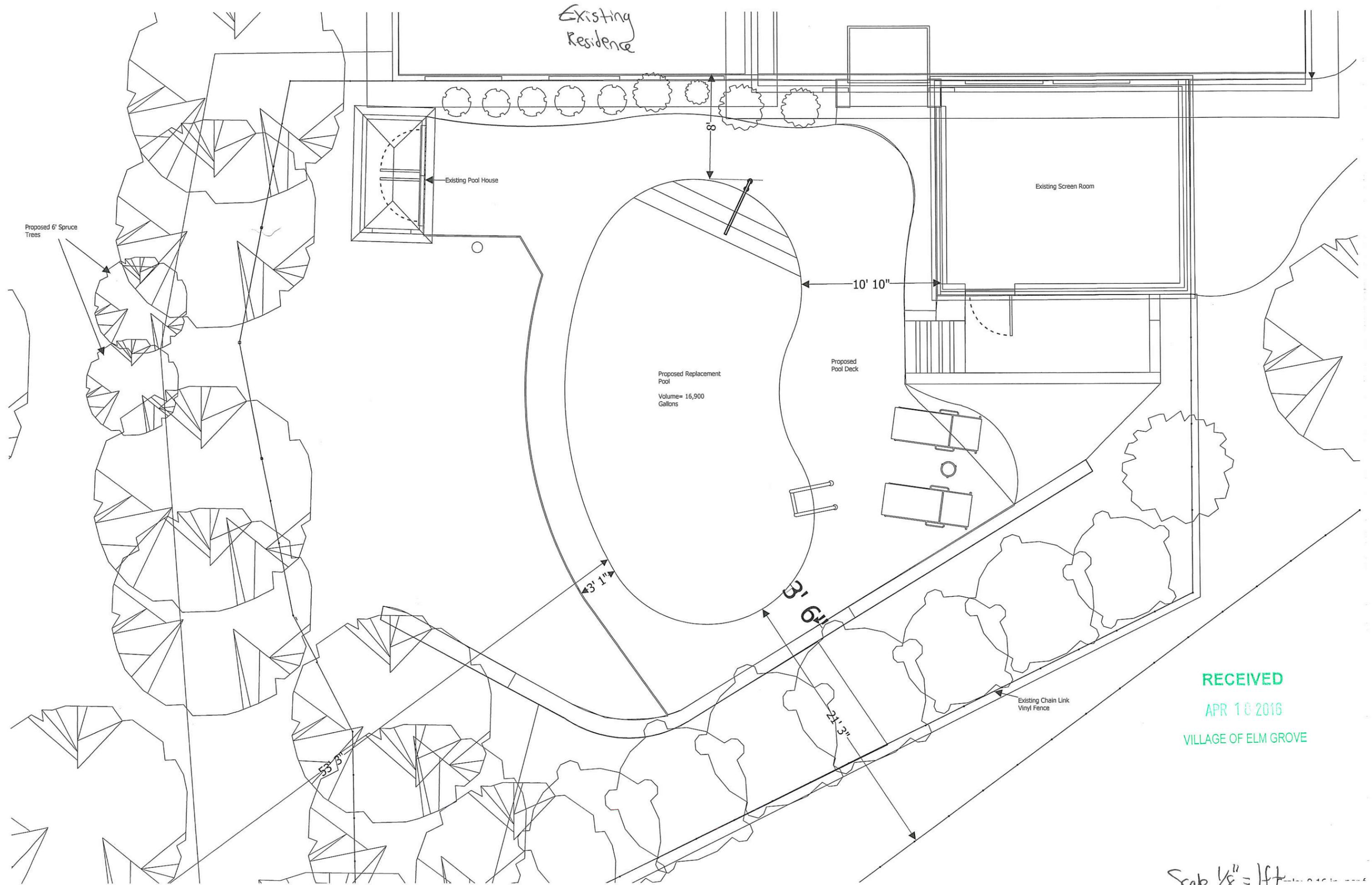
AZEK[®] Rail **Installing AZEK Rail w/ ALUMINUM BALUSTERS**





2016/03/16





Existing Residence

Existing Pool House

Existing Screen Room

Proposed 6' Spruce Trees

Proposed Replacement Pool
Volume= 16,900 Gallons

Proposed Pool Deck

Existing Chain Link Vinyl Fence

RECEIVED
APR 18 2016
VILLAGE OF ELM GROVE

Scale 1/8" = 1ft

Lynch Impervious Surface Calculations: 4/14/16

Address: 12600 W. Stephen Place, Elm Grove

Lot Surface Area:- 25,822 SF- **30% Coverage= 7,747 SF**

Existing Coverage:

House- Including Screen Room=	2,774 SF
Driveway=	1,987 SF
Front stoop & walk=	286 SF
West Side Patio/ walk=	452 SF
Pool House=	<u>45 SF</u>
Total Existing to Remain=	5,544 SF

Proposed Additions:

New Pool=	621 SF
Pool Patio=	<u>757 SF</u>
Total Proposed Additions=	1,378 SF

Total Lot Cover age after prosed Improvements= 6,922 SF

RECEIVED

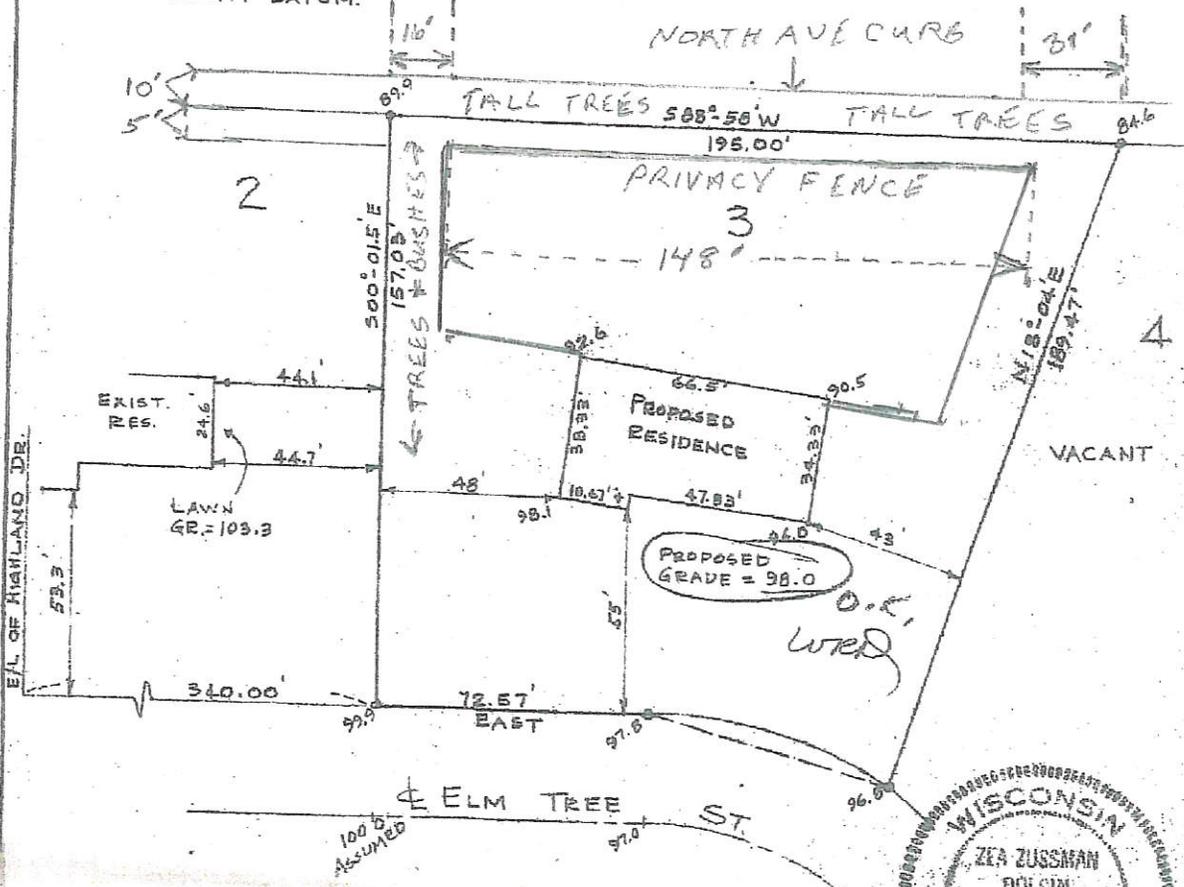
APR 14 2002

VILLAGE OF ELM GROVE

SCALE 1" = 40'

SCALE;
1" = 10.82"
1/16" = 2.18"

NOTE:
EXCAVATION STAKES ARE ON 1' OFFSET.
ELEVATIONS ARE REFERENCED TO
INDEPENDENT DATUM.



STATE OF WISCONSIN } ss.
COUNTY OF MILWAUKEE }

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAN HEREON IS A TRUE REPRESENTATION THEREOF, AND CORRECTLY SHOWS THE EXTERIOR BOUNDARY LINES AND LOCATION OF BUILDINGS AND OTHER IMPROVEMENTS ON SAID PROPERTY, AND THE CORRECT MEASUREMENTS THEREOF.

DATED THIS 2ND DAY OF JUNE 1962

Zea Zussman Dolgin
Surveyor

Job No. 62-06-02.02

- There will be a 54in gate on the garage side(E) as well as the patio side(W)

